

A PUBLIC REPORT IS REQUIRED

Any development located outside the state that is advertised, promoted, or sold within the state must comply with all Arizona laws and rules, as if the land was located in the state.
R4-28-A1220.

A **subdivision** is improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests.
A.R.S. §32-2101(56)(a)

A **subdivider** is any person/entity offering for sale or lease six or more lots/units in a Subdivision or who causes land to be divided into six or more lots.
(Includes Condominiums) A.R.S. §32-2101(55)

All **subdividers are required** to obtain an Arizona Subdivision Public Report prior to offering lots/units for sale or lease. A.R.S. §32-2181 et. seq.

A **timeshare plan** means any arrangement, plan, or similar device, other than an exchange program whether by membership agreement, sale, lease, deed, license or right-to-use agreement or by any other means, in which a purchaser, in exchange for consideration, receives ownership rights in or the right to use accommodations for a period of time less than a full year during any given year, but not necessarily for consecutive years. A timeshare plan may be a single site timeshare plan or a multisite timeshare plan. A.R.S §32-2197(28)

A **timeshare developer** is any person/entity offering for sale, lease or assignment, mortgage or other transfer if the person offers at least 12 or more timeshare interests in a Timeshare Plan.
A.R.S §32-2197.6

All **timeshare developers are required** to obtain an Arizona Timeshare Public Report prior to offering for sale, lease, or assignment, mortgage or other transfer as described above. A.R.S §32-2197 et.



Douglas A. Ducey
Governor

Judy Lowe
Commissioner

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Phoenix, AZ 85018
(602) 771-7700

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TEAM
"Together Everyone Achieves More"

MARKETING A MEXICO DEVELOPMENT IN ARIZONA



The Arizona Public Report Requirement

CONTENT OF A PUBLIC REPORT

The Arizona Development Public Report for a Mexico Development is a disclosure document prepared for the public, including information provided by the developer. It is not a guarantee by the Developer or ADRE

The Public Report Includes:

- Physical Characteristics of the subdivided lands and surrounding areas
- Land use and restrictions
- Development improvements, e.g. streets, utilities, recreational facilities with completion timeliness
- Any Buyer costs for completion of development improvements or extensions, and hook-ups of utility services
- Seller's plans for marketing and sales processing
- Seller/Developer Background Research

TO INITIATE A PUBLIC REPORT APPLICATION FOR A MEXICO DEVELOPMENT



Visit www.azre.gov



Click on Development Services under Forms and Publications Tab



Go to the Mexico Development Forms Section → Download, Print and Complete:

Sonora Mexico Subdivision Disclosure Report Application (plus worksheet)

OR

Mexico Application for Subdivision Disclosure Report



Submit complete application package and fee to :

Arizona Department of Real Estate
Development Services
2910 N. 44th Street,
Suite 100
Phoenix, AZ 85018

VIOLATIONS

Selling lots/Units in the State of Arizona Prior to obtaining an Arizona Subdivision Public Report is a **Class 5 Felony** pursuant to A.R.S §32-2165 (B).

Penalties for Violations may include:

- Buyer Rescission
- Cease and Desist Order
- \$5,000 civil penalty
- Revocation or Suspension of an Arizona Real Estate License

Offer an Arizona Development Public Report on a Mexico Development

Create a "sense of trust" with buyers